



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** January 18, 2012  
**AGENDA DATE:** January 25, 2012  
**PROJECT ADDRESS:** 2417 Medcliff Road (MST2011-000268)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner *AD for DYK*  
 Kelly Brodison, Assistant Planner *LAB*

### I. PROJECT DESCRIPTION

The proposed project involves a remodel and a 334 square foot one-story addition to an existing 2,030 square foot, one-story, single-family residence and the demolition of the existing 334 square foot detached garage and 30 square foot shed and construction of a new 455 square foot two car garage on a 31,720 square foot lot located in the Hillside Design District and the Appealable Jurisdiction of the City's Coastal Zone.

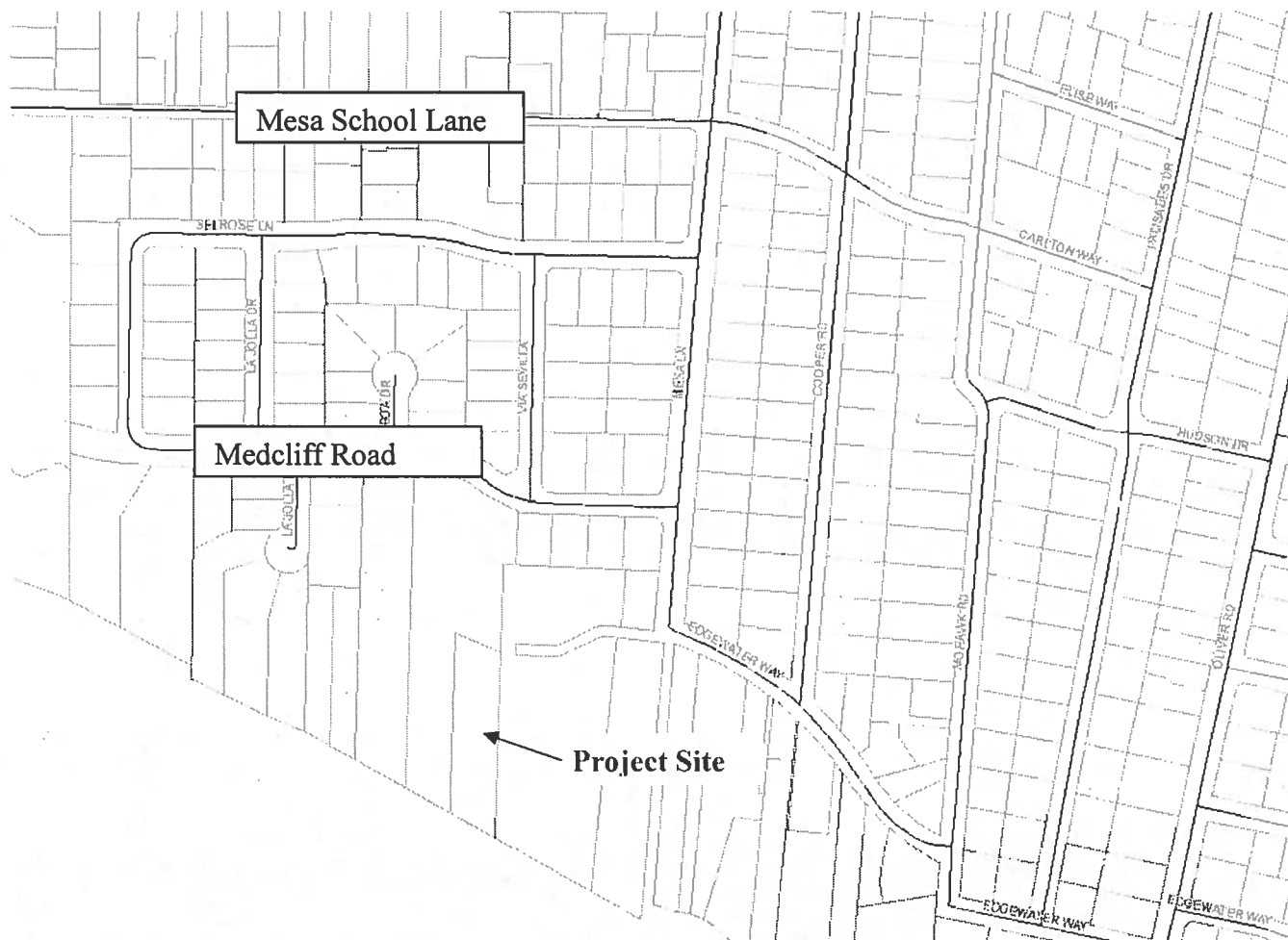
### I. REQUIRED APPLICATIONS

The discretionary application required for this project is: a Coastal Development Permit (CDP2011-00015) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44)

### II. RECOMMENDATION

If approved as proposed, the project would conform to the City's Zoning and Building Ordinances and policies of the General Plan and Local Coastal Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Staff Hearing Officer approve the project, making the findings outlined in Section V of this report, and subject to the conditions of approval in Exhibit A.

**APPLICATION DEEMED COMPLETE:** November 21, 2011  
**DATE ACTION REQUIRED:** January 20, 2012



Vicinity Map: 2417 Medcliff Road

### III. SITE INFORMATION AND PROJECT STATISTICS

### A. SITE INFORMATION

|  |                           |   |                    |
|--|---------------------------|---|--------------------|
| <b>Applicant:</b>                        | Sid Goldstien             |   |                    |
| <b>Property Owner:</b>                   | Rodney and Rebecca Delson |   |                    |
| <b>Site Information</b>                  |                           |   |                    |
| <b>Parcel Number:</b>                    | 041-330-014               | <b>Lot Area:</b>                        | 31,720 square feet |
| <b>General Plan:</b>                     | Residential 5 units/ acre | <b>Zoning:</b>                          | E-3/SD-3           |
| <b>Existing Use:</b>                     | Single Family Residential | <b>Topography:</b>                      | 39% slope          |
| <b>Adjacent Land Uses</b>                |                           |   |                    |
| <b>North</b> – Single-family residential |                           | <b>East</b> - Single-family residential |                    |
| <b>South</b> – Pacific Ocean             |                           | <b>West</b> - Single-family residential |                    |

**B. PROJECT STATISTICS**

|   | Existing  | Proposed  |
|---|---|---|
| <b>Living Area</b>                                    | 2,030 sq. ft.                                       | 2,364 sq. ft.                                       |
| <b>Garage</b>   | 334 sq. ft.   | 455 sq. ft.   |
| <b>Floor Area Ratio (FAR)<br/>(including carport)</b> | 2,394 net sq. ft. = 50% of<br>Maximum Guideline FAR | 2,621 net sq. ft. = 59% of<br>Maximum Guideline FAR |

**V. POLICY AND ZONING CONSISTENCY ANALYSIS**

**A. ZONING ORDINANCE CONSISTENCY**

| Standard               | Requirement/<br>Allowance | Existing           | Proposed            |
|------------------------|---------------------------|--------------------|---------------------|
| <b>Setbacks</b>        |                           |                    |                     |
| -Front                 | 20 ft.                    | N/A                | Same as existing    |
| -Interior              | 6 ft.                     | 6 ft.              |                     |
| <b>Building Height</b> | 30 ft.                    | 13 ft.             | Same as existing    |
| <b>Parking</b>         | 2 covered                 | 2 covered          | 2 covered           |
| <b>Open Yard</b>       | 1,250 sq. ft.             | >1,250 sq. ft.     | >1,250 sq. ft.      |
| <b>Lot Coverage</b>    |                           |                    |                     |
| -Building              | N/A                       | 2,516 sq. ft. 8%   | 3,014 sq. ft. 9.5%  |
| -Paving/Driveway       | N/A                       | 4,422 sq. ft. 14%  | 4,911 sq. ft. 15.5% |
| -Landscaping           | N/A                       | 24,782 sq. ft. 78% | 23,795 sq. ft. 75%  |

The proposed project would meet the requirements of the E-3 Zone, related to building height, solar access, setbacks, open yard requirements and parking.

**IV. DISCUSSION**

**A. ENVIRONMENTAL REVIEW**

Staff has determined that the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15301 (Existing Facilities). Section 15301 allows for additions to existing private structures that do not exceed 10,000 square feet if the project is in an area where all public services and facilities are available (to allow for maximum development permissible in the General Plan) and the area in which the project is located is not environmentally sensitive.

**B. DESIGN REVIEW**

The project was reviewed by the Single Family Design Board (SFDB) on August 15, 2011. The SFDB stated that the proposed mass, size, bulk, scale, style and architectural delineation of the proposed project is acceptable for the site and compatible with the surrounding neighborhood.

**C. GENERAL PLAN CONSISTENCY**

The project site is located in the West Mesa neighborhood, as identified in the Land Use Element of the General Plan, and has a land use designation of Residential, five units per acre. This area is primarily developed with small-lot, single-family residences. The proposed addition and the remodeled residence would remain consistent with the pattern of single-family residential development in the area, which is a mixture of one and two-story homes. No change in residential density is proposed.

As discussed in the Seismic Safety-Safety Element of the General Plan, the Mesa bluffs are subject to seacliff retreat. The project includes an adequate setback from the edge of the cliff, and drainage is being directed away from the bluff edge (refer to more detailed discussion in Local Coastal Plan Consistency section). Therefore, the project can be found in conformance with the General Plan.

**D. LOCAL COASTAL PLAN CONSISTENCY**

The project site is located within the Coastal Zone and thus must be found consistent with the City's Local Coastal Plan (LCP), which implements the California Coastal Act. The project is in Component Two of the Local Coastal Plan (LCP), which is located between Arroyo Burro Creek and the westerly boundary of Santa Barbara City College. The LCP states that the primary land use of this area is single-family residential and has very limited additional development potential. The major coastal issues identified for Component Two include hazards of seacliff retreat and flooding, maintaining and providing public access along the bluffs, preventing overuse of public facilities; protection of recreational access; protection of archaeological resources and the maintenance of existing coastal views and open space.

The project site was not found to be archaeologically sensitive and is not subject to flooding. The site does not serve as a public facility, recreation area, or public coastal access point. The proposed development would not alter any natural landforms. The project can be found consistent with these applicable policies of the California Coastal Act and Local Coastal Plan, and all implementing guidelines. Coastal issues applicable to the subject property are discussed below.

**Neighborhood Compatibility**

LCP Policy 5.3 states that new development must be compatible in terms of scale, size and design with the neighborhood, and that new development shall not overburden public circulation or on-street parking resources. The project has been reviewed by the Single-Family Design Board and has been found to be compatible with the neighborhood. The project includes a two-car garage, which will accommodate the site's parking demand.

### Views

The scenic and visual qualities of coastal areas should be considered and protected as a resource of public importance (Coastal Act Section 30251). Projects along the coast should be sited and designed to protect views to and along the ocean and scenic coastal areas (LCP Policy 9.1). The project includes a one story addition to the one-story residence. The Single Family Design Board stated that the proposed project is appropriate and compatible with the neighborhood, and that the proposed project's overall style, size, bulk, and scale are acceptable.

Policy 9.1 of the LCP states that existing views to and from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced. The proposed additions are one story and will not inhibit existing views to, from or along the ocean or any scenic coastal areas. Therefore, this project is consistent with this Policy of the LCP.

### Seacliff Retreat

The General and Local Coastal Plans strive to eliminate or reduce the hazards created by loading and drainage related issues, which contribute to bluff erosion and undercutting of the slope. The Local Coastal Plan also states that new development should be located outside the 75-year geological setback to protect bluffs from erosion and maintain the natural topography of the bluffs. The 75-year geological setback is determined by an engineering geologist based on an average rate of retreat. A Geologic Review was prepared by Adam Simmons, Consulting Geologist, dated April 20, 2011, (Exhibit E), and determined that the rate of retreat for this particular property is approximately 0.33 feet per year. The existing house and proposed addition are located outside the 75-year setback line. The geology report recommended a 50 foot setback from the geologic top of bluff, and all proposed improvements to the drainage system, including gutters and downspouts must direct water away from the bluff, consistent with LCP Policy 8.1.

No improvements are proposed within the 75-year setback area (i.e. no changes are proposed to the bluff itself). The City's LCP discourages the installation of lawn in order to prevent excess water from being applied to the top of the bluff. The proposed landscape will be "water wise" per SBMC 22.80.020. No invasive plants will be used in the landscape plan, and no irrigation is proposed on the bluff. Slope stabilizing plants will be used to preserve the bluff and minimize erosion to the maximum extent feasible.

The project minimizes risks to life and property by preventing loading along the bluff top and assuring stability and structural integrity. The redirection of drainage away from the bluff will meet the goals of the Local Coastal Plan and the Coastal Act.

**V. FINDINGS**

The Staff Hearing Officer finds the following:

**COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)**

1. The project is consistent with the policies of the California Coastal Act because it does not result in any adverse affects related to coastal resources, including views, public access and hazards as described in Section VI.D of the Staff Report.
2. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code because the additions are compatible with the existing neighborhood, are not visible from the beach, will not impact views from public view corridors, will not impact public access, will not contribute to safety or drainage hazards on the site, is not in an archaeological sensitivity zone and will not disturb the coastal bluff or, as described in Section VI.D of the Staff Report.

**Exhibits:**

- A. Conditions of Approval
- B. Applicant's letter, dated October 10, 2011
- C. Site Plan
- D. SFDB Minutes
- E. Geologic Review prepared by Adam Simmons, Consulting Geologist dated April 20, 2010

## STAFF HEARING OFFICER CONDITIONS OF APPROVAL

2417 MEDCLIFF ROAD  
COASTAL DEVELOPMENT PERMIT  
JANUARY 25, 2012

- I. In consideration of the project approval granted by the Staff Hearing Officer and for the benefit of the owners and occupants of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:
- A. **Order of Development.** In order to accomplish the proposed development, the following steps shall occur in the order identified:
1. Obtain all required design review approvals.
  2. Pay Land Development Team Recovery Fee.
  3. Make application and obtain a Building Permit (BLD) to demolish any structures / improvements and/or perform rough grading. Comply with condition E "Construction Implementation Requirements."
  4. Record any required documents (see Recorded Conditions Agreement section).
  5. Permits.
    - a. Make application and obtain a Building Permit (BLD) for construction of approved development.
    - b. Make application and obtain a Public Works Permit (PBW) for all required public improvements.
- Details on implementation of these steps are provided throughout the conditions of approval.
- B. **Recorded Conditions Agreement.** The Owner shall execute a *written instrument*, which shall be prepared by Planning staff, reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:
1. **Approved Development.** The development of the Real Property approved by the Planning Commission on January 25, 2012, is limited to approximately 334 square feet of one-story additions to the existing 2,030 square foot single family residence and the demolition of the existing detached garage and construction of a new 455 square foot attached two-car garage and the improvements shown on the plans signed by the Staff Hearing Officer on said date and on file at the City of Santa Barbara.
  2. **Uninterrupted Water Flow.** The Owner shall provide for the continuation of any historic uninterrupted flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.

3. **Recreational Vehicle Storage Limitation.** No recreational vehicles, boats, or trailers shall be stored on the Real Property unless enclosed or concealed from view as approved by the Single Family Design Board (SFDB).
4. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Single Family Design Board (SFDB). Such plan shall not be modified unless prior written approval is obtained from the SFDB. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan, including any tree protection measures. If said landscaping is removed for any reason without approval by the SFDB, the owner is responsible for its immediate replacement.
5. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices in a functioning state. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the Owner shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit and Coastal Development Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.
6. **Coastal Bluff Liability Limitation.** The Owner understands and is advised that the site may be subject to extraordinary hazards from waves during storms and erosion, retreat, settlement, or subsidence and assumes liability for such hazards. The Owner unconditionally waives any present, future, and unforeseen claims of liability on the part of the City arising from the aforementioned or other natural hazards and relating to this permit approval, as a condition of this approval. Further, the Owner agrees to indemnify and hold harmless the City and its employees for any alleged or proven acts or omissions and related cost of defense, related to the City's approval of this permit and arising from the aforementioned or other natural hazards whether such claims should be stated by the Owner's successor-in-interest or third parties.
7. **Geotechnical Liability Limitation.** The Owner understands and is advised that the site may be subject to extraordinary hazards from landslides, erosion, retreat, settlement, or subsidence and assumes liability for such hazards. The Owner unconditionally waives any present, future, and unforeseen claims of liability on the part of the City arising from the aforementioned or other natural hazards and relating to this permit approval, as a condition of this approval. Further, the Owner agrees to indemnify and hold harmless the City and its employees for any alleged or proven acts or omissions and related cost of defense, related to the City's



approval of this permit and arising from the aforementioned or other natural hazards whether such claims should be stated by the Owner's successor-in-interest or third parties.

8. **Areas Available for Parking.** All parking areas and access thereto shall be kept open and available in the manner in which it was designed and permitted.
- C. **Design Review.** The project, including public improvements, is subject to the review and approval of the Single Family Design Board (SFDB). The SFDB shall not grant project design approval until the following Staff Hearing Officer land use conditions have been satisfied.
1. The project shall comply with the Geologic Report prepared by Adam Simmons dated April 20, 2010, and the addendums dated July 13, 2011 and October 12, 2011.
  2. **Storm Water Quality Treatment.** In order to retain and treat the 1-inch, 24-hr storm and to comply with the City's Storm Water Management Program, as described in the Storm Water Quality Treatment Report prepared by Sid Goldstien dated November 18, 2012, the project shall include a three (3) 40 gallon capacity rain barrels, two infiltration beds (474' x 2.16' x .4') with capacity totaling 409.5 cubic feet and two (2) rain gardens with capacity totaling 105.9 cubic feet; all to be located outside of the 75-year geologic setback.
  3. **Appropriate Plants on Bluff.** Special attention shall be paid to the appropriateness of the existing and proposed plant material on the bluff. All existing succulent plants that add weight to the bluff and/or contribute to erosion shall be removed in a manner that does not disturb the root system and replaced with appropriate plant material in a manner that does not increase the rate of erosion.
  4. **Irrigation System.** The irrigation system shall be designed and maintained with the most current technology to prevent a system failure. Watering of vegetation on the bluff edge shall be kept to the minimum necessary for plant survival. The drip system along the bluff edge shall be removed after one full season of plant growth. Drainage controls shall be implemented to prevent surface water runoff over the seacliff face. Landscaped areas should have hard pipe drainage systems. The runoff should be conveyed to an area, such as the private driveway, where the seacliff will not be eroded. Should leakage from the existing pool be noted by anomalous water level drops, the pool should be emptied until the leak is repaired. Should shallow groundwater be found to daylight in the bluff face after development is complete, irrigation practices should be modified to the extent necessary to correct that condition or an investigation of other possible sources (pool leakage, broken pipes, etc.) should be conducted.
  5. **Reduction of Future Water Use.** Identify native and drought tolerant plants as landscaping in place of the existing lawn area in the back yard. Calculate the water use for these native and drought tolerant plants and use this as a baseline for

irrigation needs. The proposed landscaping shall maintain or reduce this baseline level in the backyard.

6. **Screened Backflow Device.** The backflow devices for fire sprinklers, pools, spas, solar panels and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building, as approved by the SFDB.
- D. **Requirements Prior to Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.
1. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an Agreement Assigning Water Extraction Rights. Engineering Division Staff prepares said agreement for the Owner's signature.
  2. **Drainage and Water Quality.** The project is required to comply with Tier 3 of the Storm Water Management Plan (retain and treat the 1-inch, 24-hr storm). The Owner shall submit drainage calculations prepared by a registered civil engineer or licensed architect demonstrating that the new development will comply with the City's Storm Water Management Plan. Project plans for grading, drainage, stormwater facilities and treatment methods, and project development, shall be subject to review and approval by the City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants including, but not limited to trash, hydrocarbons, fertilizers and bacteria, or groundwater pollutants would result from the project.
  3. **Community Development Department.**
    - a. **Recordation of Agreements.** The Owner shall provide evidence of recordation of the written instrument that includes all of the Recorded Conditions identified in condition B "Recorded Conditions Agreement" to the Community Development Department prior to issuance of any building permits.
    - b. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the appropriate design review board and as outlined in Section C "Design Review," and all elements/specifications shall be implemented on-site.
    - c. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the

condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). A statement shall also be placed on the sheet as follows: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

|                |             |
|----------------|-------------|
| Property Owner | Date        |
| Contractor     | Date        |
| Contractor     | License No. |
| Architect      | Date        |
| Architect      | License No. |
| Engineer       | Date        |
| Engineer       | License No. |

- E. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction, including demolition and grading.

1. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor's name and telephone number(s), construction work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed 24 square feet if in a multi-family or commercial zone or six square feet if in a single family zone.
2. **Construction Storage/Staging.** Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Transportation Manager with a Public Works permit.
3. **Construction-Related Truck Trips.** Construction-related truck trips for trucks with a gross vehicle weight rating of three tons or more shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) in order to help reduce truck traffic on adjacent streets and roadways.
4. **Unanticipated Archaeological Resources Contractor Notification.** Standard discovery measures shall be implemented per the City master Environmental Assessment throughout grading and construction: Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts. If such archaeological

resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the project.

**F. Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

1. **Repair Damaged Public Improvements.** Repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC §22.60.090.
2. **Complete Public Improvements.** Public improvements, as shown in the building plans, including utility service undergrounding and inspection of the required backflow device, shall be completed.

**G. General Conditions.**

1. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.

2. **Approval Limitations.**

- a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
- b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Staff Hearing Officer.
- c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

3. **Land Development Team Recovery Fee Required.** The land development team recovery fee (30% of all planning fees, as calculated by staff) shall be paid at time of building permit application.

4. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of being notified of a lawsuit regarding the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

**NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:**

The Staff Hearing Officer action approving the Coastal Development Permit shall expire two (2) years from the date of final action upon the application, per Santa Barbara Municipal Code §28.44.230, unless:

1. Otherwise explicitly modified by conditions of approval for the coastal development permit.
2. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.
3. The Community Development Director grants an extension of the coastal development permit approval. The Community Development Director may grant up to three (3) one-year extensions of the coastal development permit approval. Each extension may be granted upon the Director finding that: (i) the development continues to conform to the Local Coastal Program, (ii) the applicant has demonstrated due diligence in completing the development, and (iii) there are no changed circumstances that affect the consistency of the development with the General Plan or any other applicable ordinances, resolutions, or other laws.

**RECEIVED**  
OCT 13 2011  
CITY OF SANTA BARBARA  
PLANNING DIVISION

October 10<sup>th</sup>, 2011

Community Development Department  
Planning Division  
P.O. Box 1990  
Santa Barbara, CA 93102-1990

Subject: 2417 Medcliff Road - A.P.N. 041-330-014  
DART Submittal

Attn: Staff Hearing Officer

City of Santa Barbara Staff,

I am the owner of the property located at 2417 Medcliff Road. The property is identified as A.P.N. 041-330-014. I am submitting an application for a Coastal Development Permit for a minor residential addition and remodel of my existing single family residence. I am seeking Staff Hearing Officer approval.

The property is located on the bluff adjacent to the Pacific Ocean within an existing residential neighborhood. The adjacent properties are zoned E-3/S-D-3.

The proposed project includes additional structure area of 498 square feet as a one-story addition to the existing 2,150 square foot one-story residence. The new addition shall include a new master bath, new bay window in the living room, a new entry foyer and a new attached two-car garage. The exterior elevations shall receive new HardiePanel vertical siding. The existing roof material shall be replaced with an approved fire retardant roofing material. A new gravel driveway shall replace the existing gravel driveway. The resulting parking capacity is two covered spaces. A new 95 foot long, six foot high wood fence with stone pilasters, a wrought iron pedestrian gate and electric driveway gate is proposed along the front of the property and will replace an existing wood fence. The existing pool in the rear yard will be reconfigured to include an interior spa. The exterior dimensions of the pool shall remain unchanged. The remodel to the interior of the residence shall consist of removing all the existing wood paneling throughout and replacing it with 5/8" drywall including ceilings. All bathrooms and kitchen are to be remodeled with upgrades. Demolition shall include the removal of the existing 366 square

**EXHIBIT B**

foot detached garage, a small unpermitted tool shed located at the east side of the residence and porch roof located in the front court yard. Total demolition is 696 square feet. A small unpermitted wood deck in the rear yard at the top of the bluff has been removed as well.

The proposed landscape plan for the property calls for a mixture of native, drought-tolerant and ornamental plantings. Overall, 80% of the property is proposed to be a low water usage zone. To achieve this goal, a large portion of the rear yard lawn will be removed and replanted with a water wise ground covering.

There is no proposed grading associated with the project other than minor drainage swales. The residence will be fitted with three 40-gallon rain barrels to collect and store runoff from the roof gutters. Two infiltration beds are proposed at the front of the property and a rain garden is proposed in the landscape area. These items allow surface storm water runoff to be captured and stored in the ground where it will have the chance to percolate into the surface soils. A percolation test performed by Coast Valley Testing, Inc. demonstrates the suitability of the surface soils to accept storm water runoff. The rain barrels, infiltration beds and rain garden are part of the storm water quality treatment plan for the project. There is no drainage directed to any public road as this parcel is served by a private shared driveway. A geotechnical report was prepared by Adam Simmons, dated April 20, 2010. Copies of this report and the percolation test are included with my CDP and DART submittal.

Exterior lights would be affixed to the garage and residence as well as to the stone pilasters in the front property line fence and at the entry gate. The project would not involve the creation of smoke or odors. Other than the noise created during construction, there is no creation of new noise sources. There is no known contamination from hazardous materials and the property does not appear on any EPA lists of hazardous waste sites.

Once I have permits in hand, construction would commence immediately. I estimate demolition of the existing single car garage, shed and porch roof to last approximately two weeks. The residential addition, re-roofing and new attached two car garage construction is estimated to last approximately four months. During that time, the fence and driveway would be constructed as well. The interior renovations would begin during the exterior construction and are estimated to be completed in approximately six months.

If you should have any questions or need any further information to process this application , please give my agent, Sid Goldstien, a call at (805) 688-1526.

Thank you,

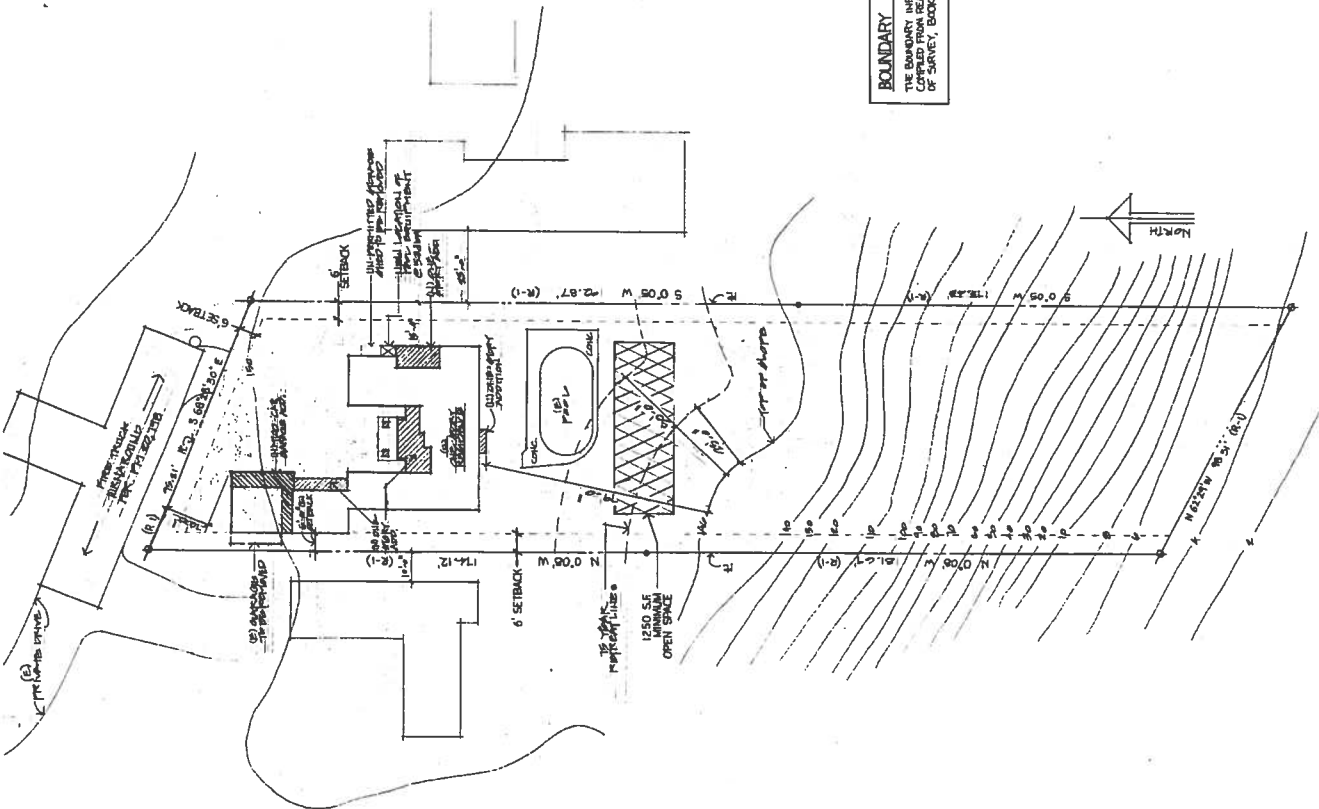


Rod Delson,  
Property Owner



**SITE PLAN NOTES:**

1. ALL ROOF WATER SHALL BE CONDUCTED TO THE EXISTING DRAINAGE SYSTEM AND NOT TO THE STREET OR TO ANY OTHER ADJACENT PROPERTY. EXISTING DRAINAGE SYSTEMS SHALL BE MAINTAINED AND NOT REMOVED OR ALTERED WITHOUT THE NECESSARY PERMITS AND RECORDS.
2. ALL DRAINAGE AND SPECIFICATIONS FOR PLUMBING, ELECTRICAL, DRAINAGE AND MECHANICAL SHALL BE SUBMITTED TO THE CITY OF SAN FRANCISCO FOR REVIEW AND APPROVAL. THE CITY OF SAN FRANCISCO SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE DRAINAGE SYSTEMS AND KEEP FREE OF OBSTRUCTION.
3. THE 75 YEAR RETENTION LINE SHOWN IS BASED ON THE CROSSLAND REPORT PREPARED BY ADAM BARRIOS DATED APRIL 26, 2016.
4. PARKING IS NOT PERMITTED WITHIN THE REQUIRED SETBACK.



**BOUNDARY**  
THE BOUNDARY INFORMATION SHOWN HEREON WAS  
OBTAINED FROM RECORD DATA AS SHOWN ON RECORD  
OF SURVEY, BOOK 24, PAGE 50 (R-1)

**MR. AND MRS. RODNEY DELSON**  
FOR:  
PROPOSED REMODEL AND ADDITION  
2417 MEDCLIFF ROAD  
SANTA BARBARA, CA 93106-1817  
805 371 1225

DISTINCTIVE HOMES BY:

**WM. DEMMERY & ASSOCIATES**

1570 PACHINO CIRCLE, SUITE 1  
THOUSAND OAKS, CA 91320  
805 375 2728

DATE: 10/11/11

SCALE:

JOB NO.

SHEET NO.

**2**

**SITE PLAN NO 1**

**PROJECT SCOPE OF WORK:**

**PROJECT SCOPE OF WORK:**

Proposed work is to include a new one-story addition to the existing one-story residence. The new addition shall include a new master bed, new bay window in the living room, a new entry foyer and a new attached two-car garage. The exterior elevations shall receive new Hardie-plank vertical siding to take the place of the existing horizontal T & Q wood siding. The existing roof material shall be replaced with an approved new elastomer roofing material and a new driveway and parking area shall be constructed in the front yard adjacent to the new garage addition. A new six foot high wood fence with an electric rolling gate and stone pillars is proposed for security and privacy at the front property line.

Interior remodel shall consist of removing all the existing wood paneling throughout and replacing it with new 5/8" drywall including ceilings. All classrooms and kitchen are to be remodeled with new laminate.

Demolition shall include the removal of the existing detached garage, a small tool shed located at the left side of the residence and porch roof located in the front court yard. Total demo 600 Sq. Ft.

**SITE PLAN NOTES:**

- 1 EXTERIOR LIGHTING: PERMANENTLY INSTALLED CPT, SHIELDED, DOWNWARD FACING LUMINAIRE SHALL BE HIGH EFFICIENT 11 WATT FLUORESCENT EXTENDER WALL SCORERS AS PER TITLE 34.
- 2 TRASH ENCLOSURE: MIN. 4' HIGH TRASH ENCLOSURE WITH WOOD GATE. TRASH ENCLOSURE SHALL MATCH THE NEW VERTICAL WOOD SIDING OF THE RESIDENCE AND COMPLY WITH THE SET FOOT MINIMUM DETACH REQUIREMENTS.
- 3

PROPOSED REMODEL AND ADDITION  
FOR:  
**MR. AND MRS. RODNEY DELSON**  
2417 MEDCLIFF ROAD  
SANTA BARBARA, CA. 93109-1817  
805 371 1225

**DISTINCTIVE HOMES BY:**

**WM.  
DEMERY  
& ASSOCIATES**

1570 PACHINO CIRCLE, SUITE 1  
THOUSAND OAKS, CA. 91320  
805 375 2729

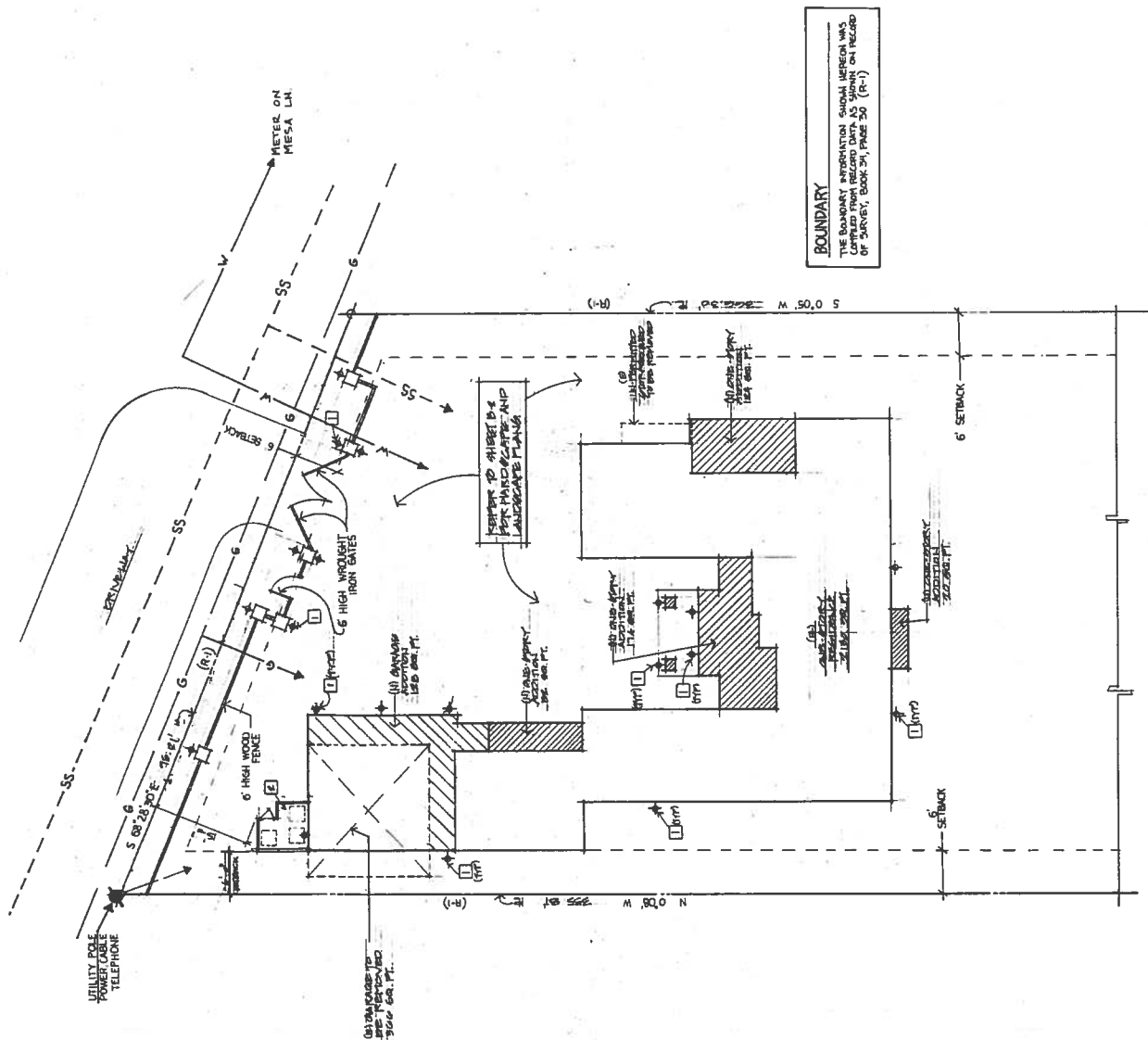
DATE: 10/04/11

**SCALE:**

JOE NO.

**SHEET NO.**

3



PARTIAL SITE PLAN NO 2



SINGLE FAMILY DESIGN BOARD  
CASE SUMMARY

2417 MEDCLIFF RD

MST2011-00268

R-MINOR ADDITION

Page: 1

**Project Description:**

Proposal for alterations and additions to an existing 2,030 square foot, one-story, single-family residence and a detached 366 square foot garage on a 32,194 square foot lot located in the Hillside Design District. The proposal includes a total of 334 square feet of one-story additions to the residence and alterations and additions to the existing garage to result in a new 498 square foot attached two-car garage. The proposed total of 2,862 square feet is 60% of the maximum floor-to-lot area ratio guideline. The project requires Staff Hearing Officer review for a Coastal Development Permit and zoning modifications to allow a six foot tall fence and rolling security gate to be located on the front property line.

**Activities:**

8/15/2011

**SFDB-Concept Review (New) - PH**

*(Comments only; project requires Environmental Assessment and Staff Hearing Officer review of a Coastal Development Permit and requested zoning modifications.)*

*(4:52)*

*Present: Sid Goldstien, Agent; Bill Demmary and Roland Graham, Architects/William Demmary & Associates*

*Public comment opened at 4:57 p.m. As no one wished to speak, public comment was closed.*

*A letter in support of the project from Steve & Waltraud Crosby was acknowledged, and emails expressing concern from Elizabeth Wolfson and Paula Westbury were acknowledged.*

*Ms. Bedard clarified that Tier 3 Storm Water Management Program (SWMP) requirements shall be confirmed prior to Staff Hearing Officer modification approvals.*

*Motion: Continued indefinitely to Staff Hearing Officer to return to Full Board with comments:*  
*1) The Board found acceptable the proposed mass, size, bulk, scale, style and architectural delineation of the proposed project.*  
*2) The Board found the proposed landscaping acceptable/appropriate.*  
*3) The Board found the proposed fence unacceptable at the currently proposed height and location; applicant to propose an alternative.*

*Action: Woolery/Sweeney, 4/0/1. Motion carried. (Zimmerman absent; Miller abstained).*

## Activities:

8/15/2011

**SFDB-Mailed Notice Prepared**

7/25/2011

**SFDB-Correspondence/Contact**

*Emailed cursory zoning plan check (completed by DesignReview staff) to Jon with Sid Goldstein's office (agent for project).*

*Hi Jon,*

*Please review the attached cursory zoning plan check. Please be in contact with Kelly Brodison, the case planner, regarding application completeness and plan check for the Coastal Development Permit.*

*Also, as discussed last week, please let me know prior to Monday, August 1, if the project will pursue the requested zoning modifications for uncovered parking in the setback and the proposed 6-foot fence/gate on the property line. I will process the notice next week for the Monday, August 15, SFDB hearing.*

*Project Description for the mailed notice:*

*Proposal for alterations and additions to an existing 2,030 square foot, one-story, single-family residence and a detached 366 square foot garage on a 32,194 square foot lot located in the Hillside Design District. The proposal includes a total of 334 square feet of one-story additions to the residence and alterations and additions to the existing garage to result in a new 498 square foot attached two-car garage. The proposed total of 2,862 square feet is 60% of the maximum guideline floor-to-lot-area ratio. The project requires Staff Hearing Officer review for a Coastal Development Permit and zoning modifications to allow a 6-foot fence and rolling security gate to be located on the front property line and two uncovered parking spaces in the required front setback.*

*I have one recommendation regarding the proposed project and floor-to-lot-area ratio (FAR). As you may be familiar with the SFDB looks at each application in context to the existing and proposed FAR and in this case the FAR is identified as 60% of the maximum guideline FAR. The FAR is a guideline for the following circumstances: a one-story house less than 17-feet in height, and on parcels exceeding 15,000 s.f. in net lot size. For both of these circumstances this project applies the guideline FAR. However, when a project is located on a bluff top and the "Parcel area" includes area the square foot area of what is otherwise undevelopable area (i.e. on the downhill bluff slope, and within the 50-foot setback from the edge of the bluff and 75-year sea cliff retreat line). In bluff top parcels, such as this, please submit a net square footage figure for the lot area to apply the FAR, which involves only the "developable" areas of the lot (i.e. outside of the bluff top setbacks, etc) prior to the August 15 SFDB hearing. Although the project will still apply the FAR as a guideline this will help address any potential questions by the Board members and provide a more realistic FAR determination.*

*Many thanks,  
Michelle Bedard*

**Activities:****7/20/2011****SFDB-Correspondence/Contact**

*update 7-29-11 - Confirmed with applicant that the only modification will be for the six foot fence & gate at the property line. The spaces currently marked as guest parking will be noted as turn around.*

*Confirmed 8-15-11 SFDB hearing date with John (with Sid Goldstein's office), as requested by the applicant team, on 7-20-11. They will contact me by 8-3-11 (prior to noticing for the 8-15-11 meeting) to discuss whether they will pursue the requested zoning modifications (fence/gate & parking in the required front setback).*

**7/1/2011****SFDB-FYI/Research**

*Plans routed to D.Kato on 7-1-11 to be assigned to DevRev planner. Assigned to K.Brodison 7-1-11. Kelly to get a complete CDP application from the applicant and complete a cursory plan check during the 30-day DART review. Check with Kelly Brodison prior to scheduling for SFDB. ~MJB 7-1-11.  
~Update 7-7-11 - First potential SFDB hearing to be 8-1-11; still to be confirmed with Kelly Brodison, case planner, prior to noticing for SFDB.*

April 20, 2010

Mr. & Mrs. Rod & Becky Delson  
C/o Prudential Realty  
1170 Coast Village Road  
Montecito, California 93108

Attn: Mr. Paul Hurst

Re: Preliminary Geologic Appraisal  
Existing single family residence  
2417 Medcliff Road  
Santa Barbara, California

RECEIVED  
OCT 13 2011  
CITY OF SANTA BARBARA  
PLANNING DIVISION

Dear Mr. & Mrs. Delson:

### 1. INTRODUCTION

Pursuant to your request, we present herewith the results of our preliminary geologic investigation of the above captioned beachfront property. The existing residence is located on the elevated terrace in the northern portion of the property, approximately 320 feet south of Medcliff Road. An approximate 140 foot high south facing sea bluff is located approximately 79 to 126 feet south of the residence. The location of the subject property and the general geologic conditions of the surrounding area are graphically shown on the attached map entitled **REGIONAL GEOLOGIC MAP** (see Figure 1).

### 2. TOPOGRAPHY

The northern portion of the parcel (including the existing residence) is situated on an uplifted terrace with a gentle oceanward slope of 2° to 5° to the south. The slope angles on the moderately steep sloping sea bluff face range from approximately 45° to vertical in some areas, with an average slope angle of approximately 58°. Elevations on the property range from a low of near sea level (or mean high tide) at the southern property boundary to a maximum of approximately 150 feet near the garage pad, according to a topographic survey conducted by *Penfield & Smith Surveys, Incorporated for the Santa Barbara County Flood Control* (dated April 10, 1995).

### 3. GEOLOGY

#### 3.1. Regional Geologic Setting

The South Coast is part of the Transverse Range Province of California, locally dominated by the east-west trending Santa Ynez Mountain Range and adjacent coastal valleys. Folding and faulting of the region through time has created a complex geologic setting. Consolidated shale, siltstone, and sandstone bedrock of Cretaceous through Miocene age make up the majority of the Santa Ynez Range. Much younger (typically Pleistocene age) unconsolidated to weakly consolidated deposits, typically composed of the erosional remnants of the older formations, are commonly found in the lower elevations between the high mountains and the shoreline. These materials typically overlie the bedrock as an

## EXHIBIT E

unconformity (a depositional hiatus between the two formations). The earth materials that are in close proximity to the project site are described in greater detail in the following section.

### **3.2. Local Geology**

Our surface investigation of the property revealed a silty sandy soil, fill material, beach sand, Older Alluvium, and the Monterey Formation. Fill material is inferred to be located behind the retaining walls located on the property.

#### **3.2.1. Beach Sand**

A southward thickening blanket of beach sand is found at the toe of the bluff and extending into the Pacific Ocean. This Holocene age deposit is denoted as "Qs" on Figure 1. The beach sand is generally composed of tan colored, unconsolidated, well-sorted sands and gravels.

#### **3.2.2. Older Alluvium**

The elevated terrace on the subject property (including the existing residence) is underlain by Late (?) Pleistocene age Older Alluvium. This stratigraphic unit is graphically shown as "Qoa" on Figure 1. The Older Alluvium is generally composed of tan to reddish-brown colored, unconsolidated to weakly consolidated sands, silts, clays, and lesser amounts of gravel conglomerate. The gravels mainly consist of sub-rounded to rounded sandstone pebbles and cobbles to 10 inches in diameter (possibly larger) with lesser amounts of smaller diameter chert and quartzite pebbles. Bedding within Older Alluvium on this property is inferred to be near flat lying to gently inclined (dip) to the south. The total depth of the Older Alluvium on the elevated terrace is variable due to its unconformable contact with the underlying bedrock (Monterey Formation). The depth of the Older Alluvium may range from zero (where it daylights on the sea bluff) in the southern portions of the property, to approximately 10 feet or more in the northern portions of the property.

#### **3.2.3. Monterey Formation**

Unconformably underlying the beach sand and Older Alluvium on the property, and exposed along the sea bluff in the southern portion of the property is the Miocene age Monterey Formation. Several good exposures of the upper member of the Monterey Formation are found along the sea bluff. This marine deposited strata is graphically shown as "Tm" on Figure 1 (Dibblee Geologic Map). The Monterey Formation is generally composed of a well bedded, white to tan colored, siliceous shale with interbedded dark gray bituminous shale. Thin partings of soft, weathered white bentonite clay lenses may also be present within the Monterey shale bedrock. Bedding attitudes within the Monterey Formation on this property and surrounding sea bluff strike approximately North 20° to 35° West and dip to the northeast at approximately 8° to 25°. The Monterey shale exposed on the sea bluff reveals that the bedding planes are inclined (dip) into the surrounding sloping sea bluff face and therefore the shale bedrock is supported.

### **3.2.4. Faulting & Liquefaction**

No known faults are believed to be present on the property. According to the published and unpublished geologic maps of the area, however, small, insignificant faults are visible on the sea bluff. The closest mapped fault to the subject property is the Lavigia Fault. The generally northwest-southeast trending Lavigia Fault is inferred to be located approximately 3,100 feet north of the parcel, according to a geologic map prepared by Hoover (1980). The Lavigia Fault is believed to be truncated by (or branch from) the Arroyo Parida/More Ranch Fault where the two faults intersect, approximately 3.2 miles to the west. Some fault studies suggest that the Lavigia Fault offsets Older Alluvium at a point near its intersection with the Arroyo Parida/More Ranch Fault. Under the Alquist-Priolo guidelines (1985; revised 1990), this would classify the fault as being "potentially active". This fault system is considered inactive by the Santa Barbara County Seismic Safety Element (SBCSSE; 1979). It is my opinion, however, that the Lavigia Fault should be considered potentially active because of the inferred age of its last movement and its possible structural relationship to the potentially active or active (?) More Ranch Fault. The More Ranch/Arroyo Parida/Mission Ridge Fault system is listed as a Type B Fault within the Maps of Known Active Fault Near Source Zones in California (ICBO, 1998, Map J-31). It is our opinion that this site will likely be subject to seismic shaking that is consistent to the neighborhood as a whole from a regionally generated earthquake.

It is my preliminary opinion that the potential for liquefaction (the transformation of a granular material from a solid state to a liquefied state as a result of increased pore pressure) is unlikely, since the earth materials generally consist of poorly sorted Older Alluvium and consolidated shale bedrock and the groundwater table is inferred to be greater than 50 feet below the surface.

### **3.2.5. Landslide and Slope Stability**

In general, moderate to steep sloping terrain that is underlain by the Monterey Formation and its associated clay rich soils is notorious for shallow and sometimes deep seated slope instability along the South Coast. In fact, mapped landslides are observed up and down the coastline, with the closest approach of any mapped landslides is on the sea bluff approximately 100 feet east of the property line. The daylighted bedding planes are present in the landslide area and landslide activity is predictable in those areas where bedding support is lacking. However, since the bedding planes are supported on this subject property, deep seated landslide activity is not evidenced or predicted. In fact, very resistant shale beds are exposed on the subject property sea bluff indicating supported bedding planes which have provided a relatively steep sea bluff that has remained in tact for many decades with only minor, shallow slope failures.

Much of the rainfall that occurs in the area appears to percolate directly into the subsurface. However, there is some evidence that excess surface water runoff may pass down slope as sheet flow causing surface erosion. The upper portion of the sea bluff where Older Alluvium present, may be susceptible to erosion when uncontrolled surface runoff water is allowed to flow over unprotected slopes. In fact, past



shallow landslide activity and/or erosion was noted within the Older Alluvium material observed in the upper portion of the bluff top near the southeast corner of the top of the sea bluff. The shallow landslide/erosion was the result of uncontrolled surface water runoff spilling onto the sea bluff from the subject property and the neighboring property to the east during a particularly heavy rainfall measured in the 2004-2005 rainfall year.

Drainage improvement recommendations were provided by my office (Geologic Report dated September 30, 2005) for both parcels. Drainage improvements had been implemented on the neighboring property to the east. For example, the neighbor had placed a curb at the terminus of their paved driveway to direct runoff water into the already existing surface drainage inlet box, which carries the runoff water away from the top of the sea bluff via a drainage pipe. However, no previously recommended drainage improvements were visible on the subject property. I had also recommended in 2005, to install deep rooted, drought tolerant plant species on the sparsely vegetated area in the southeast corner of the property. The re-vegetation program appears to have been implemented, although additional plantings could be placed. The potential for significant erosional damage will be even further reduced by providing proper drainage control measures on the subject property as outlined within this report.

### **3.3. Sea Cliff Retreat**

To aid in the process of determining rates of sea cliff erosion on the subject property, I have conducted a detailed photogrammetric and topographic analysis of the site and surrounding area that measures distances between existing fixed markers and the same fixed markers as seen in old aerial photographs of the area. The detailed investigation of sea cliff retreat included the establishment of several fixed points (i.e. Medcliff Road; house, etc) on the subject property that could be identified on old aerial photographs and are still in place in the field today. I have also reviewed previously published and unpublished reports and maps that document rates of sea cliff retreat elsewhere along the South Coast.

Initially, air photos of the area taken in 1928 and 1938 (Fairchild) were inspected and reviewed. These older photographs were not particularly useful for this project because of their relatively small scale (1 inch equals 1,667 and 2,000 feet, respectively). No sea cliff retreat rate data could be determined from the 1928 and 1938 photos because of its relatively small scale. I then reviewed the 1965 and 1995 topographic maps of the site from the Santa Barbara County Flood Control (scale 1 inch = 200 and 100 feet, respectively). Several key features on the 1965 map are still currently present in the area with which to accurately determine the amount of retreat that has occurred since that time. The top of bluff was determined as the inflection point where the break in the slope was observed. By analyzing these maps and contrasting them with the existing sea cliff location, subtle changes along the coastline were measured.

A study was conducted by a geologist (my past professor at the University of Santa Barbara), Mr. Robert Norris, which found evidence for sea cliff retreat rates along the greater Santa Barbara Coast from near zero to as high as 10 inches per year based upon measurements from fixed markers between 1927 and

1947. I have found similar retreat rates ranging from zero (even negative) to 1.8 feet per year in the Santa Barbara County area. I have actually found negative retreat rates in some areas where fill materials had been placed; or a sea revetment had been constructed or where landslide activity had pushed out the toe of the slope; etc.

The average rates of sea cliff retreat vary due to many factors including rainfall, wave activity, tides, geometry of the coastline, natural or human-made barriers, introduced water (irrigation, leaky pipes, etc.) topographic configuration, geologic conditions, etc. Many of these factors have played various roles in shaping the current sea cliff that is visible today. The shape of the coastline and topographic profile of the sea cliff is shaped largely by the geological conditions. Higher retreat rates are generally found where steep (70° to vertical), unprotected sea cliffs are underlain by soft clays or shales (i.e. Rincon or Pico Formations). Lesser rates of sea cliff retreat are generally found where the sea cliff is gently to moderately sloping or underlain by more resistant bedrock, such as the siliceous upper member of the Monterey Formation as found on the subject property. However, the moderately well indurated, thinly bedded upper member of the Monterey Formation is subject to translational landslides along the bedding planes when the bedding planes are daylighted. The landslide activity is largely dictated by the geologic structure (orientation of the bedding planes relative to the sea bluff). For example, near vertical bedding of the Monterey Formation will create a relatively steep sea cliff face while moderate dipping bedding planes sloping toward the ocean will generally produce slope angles equal to or greater than the bedding plane angles. Northeast dipping Monterey Formation bedrock is currently exposed at the base of the sea cliff within the study area. These observed supported bedding provide overall slope stability at the base of the sea bluff, and thereby slow the rate of sea cliff retreat.

Several markers were used on the parcel and were measured to the top of the bluff, with a total maximum retreat of approximately 10 feet on the subject property during the 30-year time period (from 1965 to 1995). This is equivalent to an average approximate retreat rate of 0.33 feet per year (10 feet/30 years), or 4 inches per year. I have also examined the retreat rate at the toe of the sea bluff.

It should be noted that sea cliff retreat rates are closely related to weather, tides, and surf conditions. While average long term rates of sea cliff retreat are usually reported as occurring at rates of inches or feet per year, the actual process is typically episodic, with sudden larger than average losses occurring when severe storms and/or high surf episodes attack the coastline, followed by years or even decades of very little retreat. For example, approximately 13 feet of retreat was noted at the top of bluff during the 45 year period between 1965 and present. This is equivalent to an average approximate retreat rate of 0.29 feet per year (13 feet/45 years), or 3.5 inches per year. Examples of recent severe winter conditions occurred during the winter seasons of 1969-70, 1979-80, 1982-83, 1994-95, 1997-98, and 2004-2005. Because the time interval over which our sea cliff retreat analysis included several of these severe winter erosion episodes, it is our preliminary opinion that the above listed average rate calculations of 4 inches per year are reasonably representative of a longer term time frame.

Application of the site specific, average retreat rate of 4 inches per year and a design life of 75 years (Santa Barbara County and California Coastal Commission Guidelines), the total theoretical sea cliff retreat for this site would be approximately 25 feet from the current top of bluff.

It is noteworthy that the preliminary structural setback line prepared for the City of Santa Barbara, suggests the setback line is located approximately coincident with the southern perimeter of the current residential footprint (Hoover, 1978). This setback line was considered preliminary only and to be verified by an on-site geologic investigation.

I have also determined what the sea cliff setback line would be if the City of Santa Barbara formula was used. (Hoover 1978). This formula is  $\text{Setback} = \text{height of shale sea cliff} \div \text{the tangent of the bedding} + 2 \times \text{the thickness of the Older Alluvium deposits} + (8 \text{ inches/year}) \times (75 \text{ years})$ . The first segment of the equation reduces to zero since the bedding on the sea bluff are inclined into the slope and the bedding is supported (not daylighted). The terrace deposits are estimated to be approximately 10 feet deep and the  $8''/\text{year} \times 75 \text{ years} = 50 \text{ feet}$ . Setback therefore  $= 0 + 2(10) + 50 \text{ feet} = 70 \text{ feet}$ . This City formula is not site specific, and in fact if it had been correct you would expect approximately half of the back yard to be eroded back in the past 32 years this is almost half of the 75 year of the design life.

Based on the results of my study, it appears the erosion set back line is approximately 25 feet from the current top of bluff. However, I recommend a structural setback line of 50 feet from the current top of bluff to provide an added degree of safety from the steep sea bluff and allow for a patio well into the future, since it would be inadvisable to step off your back door onto the sea cliff in 75 years. This structural setback line is situated approximately 25 to 60 feet south of the current residential footprint (moving west to east, respectively) and is approximately 10 feet south of the existing pool at the closest approach.

#### **4. CONCLUSIONS & RECOMMENDATIONS**

The geologic conditions surrounding the residence appeared relatively good, although some minor hairline to 1/32 inch wide cracks were observed on the exterior foundation of the residence. Larger cracks up to approximately 1/4 inch wide were noted on the brick patio south of the residence. Sloping floor were also noted in the residence. Foundations that fully penetrate soil and fill profiles and good drainage control can reduce the potential for settlement and cracking of the residential structure.

Although some drainage improvements have been made on the property, I recommend additional improvements in the drainage system around the residence. I also recommend that a follow-up site inspection be conducted during or immediately following heavy rainfall period.

I recommend collecting the water from all of the roof gutter downspouts with non-perforated, 4 inch diameter, PVC, schedule 40 pipe or SDR 35 drainage pipes. Some of the downspouts were damage or missing. I also recommend installing roof gutters where damaged or missing (i.e. small section on east side of residence). Portions of the surface soils along the perimeter of the residence (including within the

**Delson Geologic Appraisal: 2417 Medcliff Road, Santa Barbara, CA  
April 20, 2010**

planters) should be re-contoured to slope away from the structure to reduce the potential for water seepage adjacent to the foundation. Likewise, the soil should be lowered below the wood portions of the residential walls. The re-contoured surface soils should slope into several existing or proposed surface drains. I also recommend installing additional surface drains along the perimeter of the pool deck. The proposed surface drainage pipes may empty into the proposed downspout drainage pipes where feasible.

All of the surface drainage pipes collecting water from the downspouts and surface drains should carry the collected runoff water away from the structures to an appropriate disposal area. Ideally, all surface water should be transported all the way to the base of slope.

In order to reduce the weight of the soil near the sea bluff, I do not recommend the placement of any high water use plants (including lawn) and/or heavy, shallow rooted succulents (i.e. jade plants) within 20 feet of the sea cliff. The use of deep rooted, drought tolerant plants in the landscaping of the property is recommended in order to minimize the potential for over saturation and erosion. Thick and deep rooted plant varieties help to stabilize the slope and keep it in a state of under saturation.

You should inspect the entire property during a heavy rainfall event to determine if there are any areas where runoff could cause erosion, ponding, and/or drainage problems. All gutters, drains, and pipes should be periodically inspected and cleaned to allow for proper disposal of the runoff water. Minimizing runoff is also essential in reducing ground saturation near the residence and reducing the potential for erosion and settlement of the surrounding earth materials.

I recommend that you create a **PHOTOGRAPHIC LOG** of the structure, patios, walls, and surrounding area. These photographs should include areas where there is cracking, erosion, or other potential long term difficulties. These photos should be annotated, dated, and stored for long-term review if any settlement or drainage issues become apparent later.

If we can be of any further service to you on this or other geologic matters, please do not hesitate to contact us.

Sincerely,

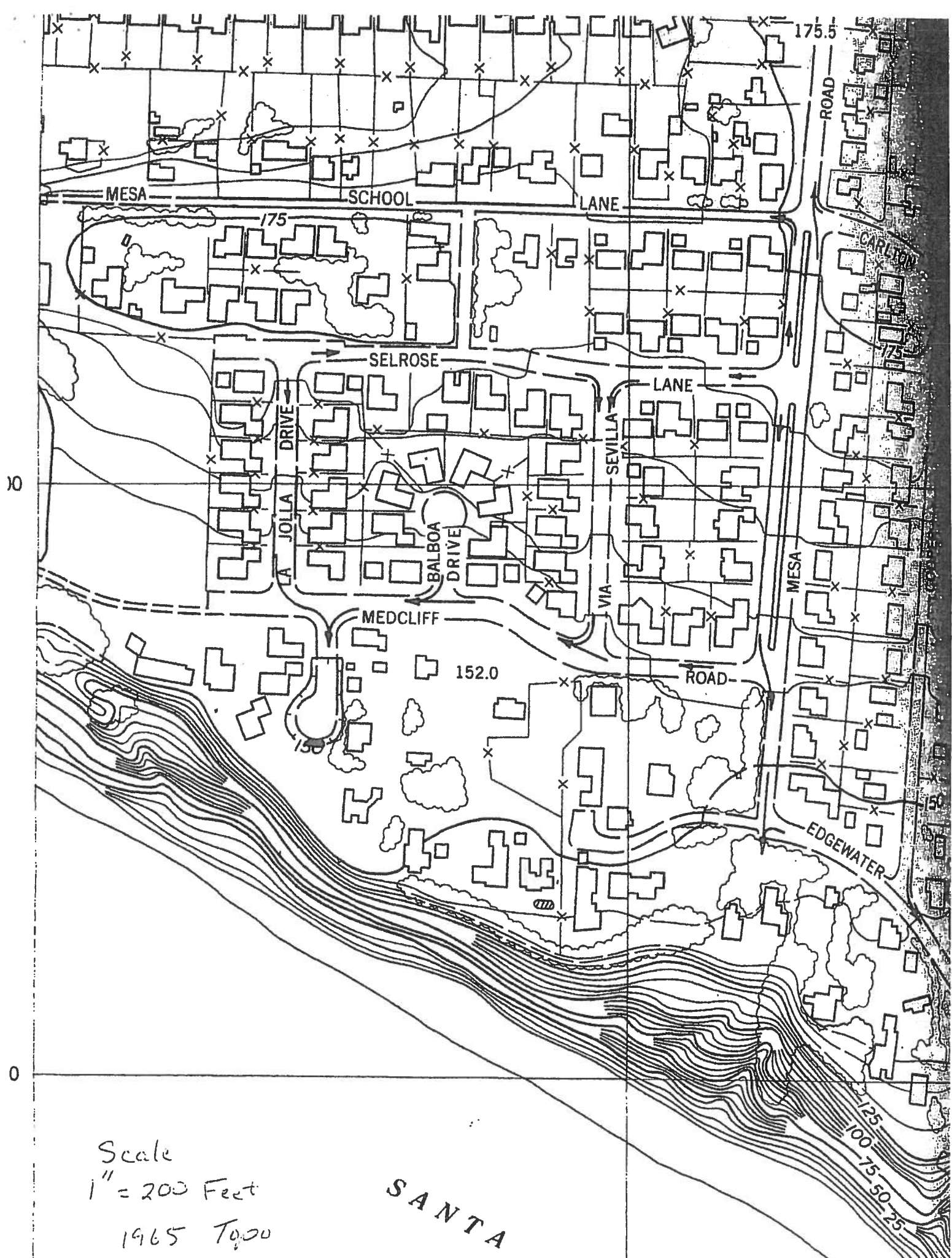
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Mr. Adam Simmons  
Certified Engineering Geologist & Hydrogeologist  
State of California PG #6234 EG #2015 HG #509



S A N T A B A

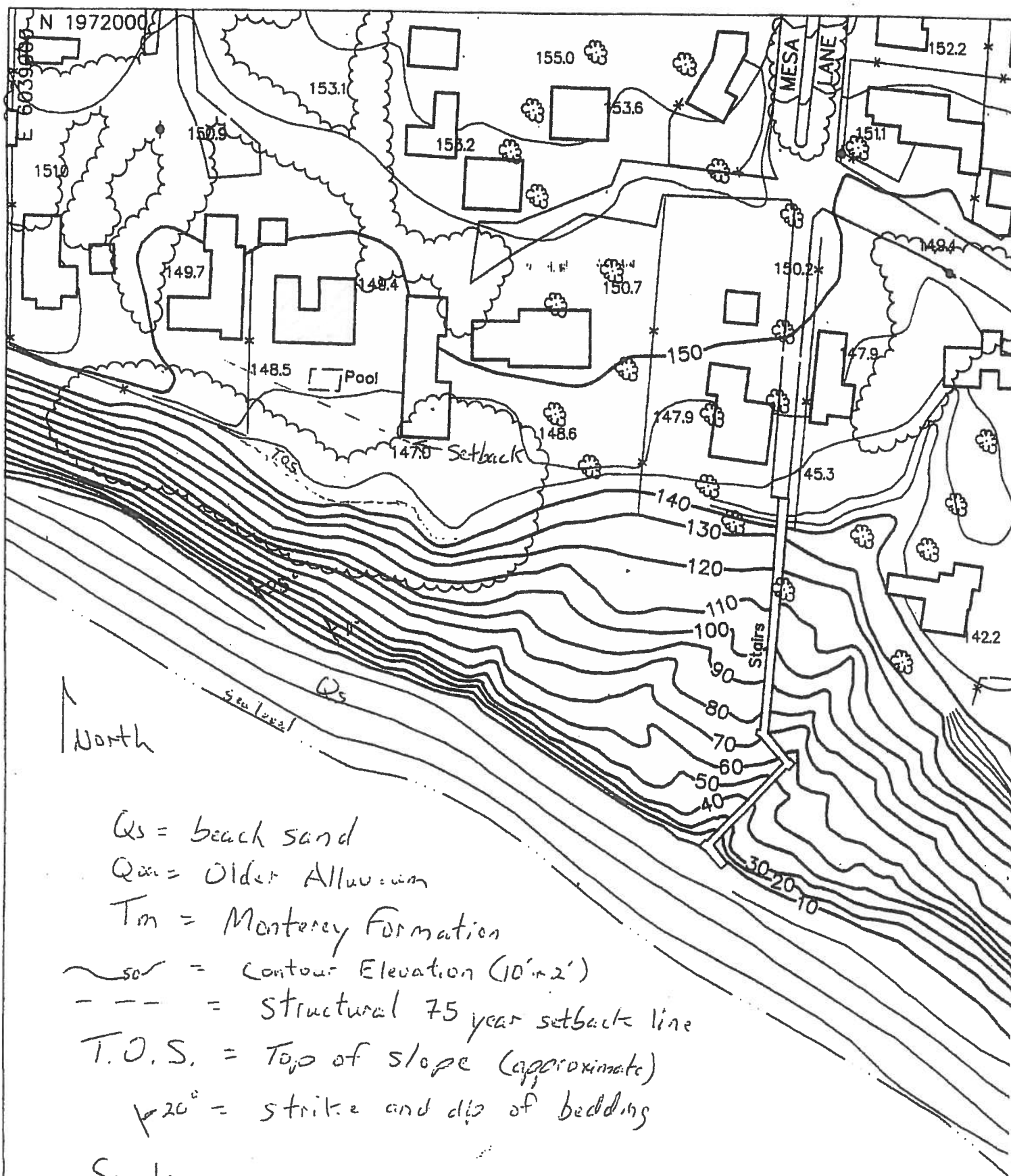
Regional Geologic Map Figure 1



Scale  
1" = 200 Feet  
1965 Topo

SANTA





Qs = beach sand

Qm = Older Alluvium

Tm = Monterey Formation

~50' = Contour Elevation (10' in 2')

- - - = Structural 75 year setback line

T.O.S. = Top of slope (approximate)

20° = strike and dip of bedding

Scale

1" = 100 Feet

1995 Topo

October 12, 2011

Mr. & Mrs. Rod & Becky Delson  
C/o Sid Goldstien Civil Engineers, Inc.  
650 Alamo Pintado Road, Suite 302  
Santa Barbara, California 93463-2266

Attn: Mr. Sid Goldstien

Re: *Geologic Review- Drainage Plan*  
*Existing single family residence*  
*2417 Medcliff Road*  
*Santa Barbara, California*

RECEIVED  
OCT 13 2011  
CITY OF SANTA BARBARA  
PLANNING DIVISION

Dear Mr. & Mrs. Delson:

Pursuant to your request, I have reviewed the drainage plan, prepared by Sid Goldstien Civil Engineers, Inc. for the above described property. The report entitled, *Storm Water Quality Treatment for the Residential Addition*, dated August 1<sup>st</sup> 2011 plans on collecting the rainfall runoff water into three 40 gallon rain barrels and direct any additional runoff water into two infiltration beds and a rain garded located in or near the motor court area, northeast of the residence.

Percolation tests conducted by Coast Valley Testing (report dated October 6, 2011) indicates relatively good percolation rates in these areas for the proposed infiltration beds. The infiltration beds are located a sufficient distance north of the seacliff to prevent any slope related issues. Therefore it is my opinion that the proposed drainage plan is feasible from a geologic perspective.

My preliminary recommendations to collect properties runoff water and transport it to the base of slope, as described within my Preliminary Geologic Drainage Report prepared for the Property (dated September 30, 2005), is no longer necessary with the new proposed drainage plan.

If we can be of any further service to you on this or other geologic matters, please do not hesitate to contact us.

Sincerely,

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Mr. Adam Simmons  
Certified Engineering Geologist & Hydrogeologist  
State of California  
PG #6234 EG #2015 HG #509



July 13, 2011

Mr. & Mrs. Rod & Becky Delson  
C/o Sid Goldstien Civil Engineers, Inc.  
650 Alamo Pintado Road, Suite 302  
Santa Barbara, California 93463-2266

Attn: Mr. Sid Goldstien

Re: *Geologic Addendum*  
*Existing single family residence*  
*2417 Medcliff Road*  
*Santa Barbara, California*  
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RECEIVED  
AUG 03 2011  
CITY OF SANTA BARBARA  
PLANNING DIVISION

Dear Mr. & Mrs. Delson:

Pursuant to your request, I have reviewed the comments from the City of Santa Barbara staff with regards to my Preliminary Geologic Investigation Report prepared for the Property (dated April 20, 2010).

There was a mention of possibly repairing the cracks in the foundation around the residence. I had referred to "some minor hairline to 1/32 inch wide cracks was observed on the exterior foundation of the residence" within my 2010 report. However, these cracks were considered minor and should not require additional support or repairs. It is my opinion that the improvement in the drainage around the residence is sufficient to minimize the potential for future cracking around the residence. I therefore recommend improving the surface drainage around the residence, as previously stated, and monitor the residence to determine if any additional cracks develop.

I recommend collecting the water from all of the roof gutter downspouts with non-perforated, 4 inch diameter, PVC, schedule 40 pipe or SDR 35 drainage pipes. Some of the downspouts were damaged or missing. I also recommend installing roof gutters where damaged or missing (i.e. small section on east side of residence). Portions of the surface soils along the perimeter of the residence (including within the planters) should be re-contoured to slope away from the structure to reduce the potential for water seepage adjacent to the foundation. Likewise, the soil should be lowered below the wood portions of the residential walls. Surface water should not be allowed to pool immediately adjacent to the residence.

All of the drainage pipes collecting water from the roof gutter downspouts should carry the collected runoff water away from the structure to appropriate disposal areas. I recommend exiting each downspout separately away from the residence to reduce the potential for settlement and/or expansion of the underlying earth materials.

No drainage pipes should exit onto the sea cliff or within the structural setback area which is equivalent to approximately 50 feet from the current top of slope. Likewise, no drainage seepage pits or leach lines should be placed within the structural setback area.

*Delson Geologic Addendum: 2417 Medcliff Road, Santa Barbara, CA  
July 13, 2011*

You should inspect the entire property during a heavy rainfall event to determine if there are any areas where runoff could cause erosion, ponding, and/or drainage problems. All gutters, drains, and pipes should be periodically inspected and cleaned to allow for proper disposal of the runoff water. Minimizing runoff is also essential in reducing ground saturation near the residence and sea bluff thereby reducing the potential for erosion and settlement of the surrounding earth materials.

If we can be of any further service to you on this or other geologic matters, please do not hesitate to contact us.

Sincerely,

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Mr. Adam Simmons  
Certified Engineering Geologist & Hydrogeologist  
State of California  
PG #6234 EG #2015 HG #509